

ARTICLE 11.00
OFF-STREET PARKING AND LOADING REGULATIONS

11.01 Off-Street Parking - Purpose

Article 11.00 shall be known as the Off-Street Parking and Loading Regulations. These regulations require off-street parking and loading facilities in proportion to the need created by each use. The regulations further establish standards for the functional design of such facilities. These regulations are intended to provide for accommodation of vehicles in a functionally and aesthetically satisfactory manner, to reduce congestion on city streets, and to minimize external effects on adjacent land uses and to limit truck parking in residential neighborhoods.

11.02 General Regulations; Off-Street Parking

11.02.010 Applicability

Off-street parking shall be provided for any new building constructed; for new uses or conversions of existing, conforming buildings; or for enlargements of existing structures.

- A. For new uses, conversions or enlargements of existing, conforming buildings, off-street parking in compliance with these regulations shall be provided for the entire facility before issuance of a certificate of occupancy by the planning development.
- B. For enlargements of existing structures or uses which do not conform to these regulations, required parking must equal the sum of those spaces furnished by the use prior to the enlargement and the number of spaces required by these regulations for any additional use area.
- C. Applicability of Regulations to Core Commercial District – Accessory off-street parking spaces within the Core Commercial District shall be provided as follows:
 - 1. For any activity permitted as of right in the Core Commercial District, accessory off-street parking shall not be required and in no case shall the number permitted exceed 50 percent (50%) of the gross floor area of a building or 200 spaces per zone lot, whichever requires fewer spaces, provided, however, on a zone lot containing eighty thousand (80,000) square feet or more, the maximum permitted floor area for accessory off-street parking may be fifty percent (50%) of the gross floor area but may not exceed 300 spaces.
 - 2. For activities permitted by a conditional use permit, the Board of Appeals shall specify the maximum number of accessory off-street parking spaces permitted, and in no case shall the amount of space for accessory use exceed fifty percent (50%) of the gross floor area of any building or 200 spaces for any zone lot, whichever requires fewer spaces.

11.02.020 Reduction in Off-Street Parking Facilities

No existing facility used for off-street parking on the effective date of this chapter shall be reduced in capacity to less than the minimum required number of spaces, or altered in design or function to less than the minimum standards prescribed by this section. A reduction of spaces may be permitted by the City Planner if an additional off-street parking area compensating for the reduction and conforming to these regulations is substituted.

11.02.030 Multiple Uses on a Site

For sites with more than one (1) use, the parking requirements shall be the sum of spaces required for each use.

11.02.040 Application of Design Standards

All parking facilities constructed or substantially reconstructed after the effective date of this section shall comply with the design standards contained in Section 11.09 and Article 13.00.

11.02.050 Maintenance and Use of Off-Street Parking Facilities

All required off-street parking facilities shall be maintained for the duration of the use requiring such facilities. Such facilities are to be used solely for the temporary parking of personal vehicles. Personal vehicles include passenger cars, vans, pickup trucks, recreational vehicles, trailers under twenty (20) feet in length, and boats. Off-street parking facilities may not be used for the sale, display or storage of merchandise, or for the storage and repair of vehicles or equipment.

11.03 Schedule of Off-Street Parking Requirements

Parking facilities for each use shall be provided in accordance with the minimum requirements set forth in Table 11-01.

11.03.010 When a computation of required parking results in a fraction of 0.5 or greater, the requirements should be rounded up to the next whole number.

11.03.020 Unless otherwise indicated, parking requirements are based on gross floor areas. Gross floor areas for the purpose of this computation do not include enclosed areas devoted to off-street parking or loading.

11.03.030 When parking requirements are computed on the basis of capacity, capacity shall be determined by the building code applicable in the city at the time the use is established.

TABLE 11-01
OFF-STREET PARKING REQUIREMENTS

(Requirements Based on Gross Floor Area Unless Otherwise Noted)

Use Types	Minimum Off-Street Parking Requirement
<i>Residential Use Types:</i>	
Single-family residential	2 spaces per dwelling unit
Duplex residential	2 spaces per dwelling unit
Two-family residential	2 spaces per dwelling unit
Townhouse residential	2 spaces per dwelling unit
Upper story residential dwelling	1.5 spaces per dwelling unit
Multiple-family residential: Efficiency One bedroom Two bedrooms and over Multifamily residential occupied exclusively by elderly families under specific long-term contract with an agency of federal, state or local government Group residential Retirement center	2 spaces per dwelling unit 2 spaces per dwelling unit 2 spaces per dwelling unit 1 space per 4 dwelling units 1 space per 2 residents See Schedule C
Mobile home residential: Residence park Subdivisions	2.0 spaces per dwelling unit 2.0 spaces per dwelling unit
<i>Civic Use Types:</i>	
Administrative services	1 space per 300 square feet
Cemetery	See Schedule B
Social or recreational clubs	1 space per 2 person total capacity
College or university	See Schedule B
Convalescent services	1 space per 4 beds plus 1 space per 2 employees on maximum shift
Cultural services	1 space per 1,000 square feet
Day care	1 space per 4 person licensed capacity
Detention facilities	See Schedule B
Group care	1 space per 2 persons permitted capacity
Guidance services	1 space per 300 square feet

Hospital services (limited)	1 space per 500 square feet
Hospital services (general)	1 space per bed patient capacity
Local utility services	No requirement
Emergency residential care	1 space per 2 persons residential capacity
Maintenance and service facilities	See Schedule A
Major utility	See Schedule B
Military installations	See Schedule B
Park and recreation services	See Schedule B
Postal facilities	See Schedule A
Primary educational facilities	1 space per employee on largest shift; 1 space per 25 students
Public assembly	1 space per 4 persons capacity
Religious assembly	1 space per 4 persons capacity of largest place of public assembly
Safety services	See Schedule B
Secondary educational facilities	1 space per employee on largest shift, plus 1 space per 3 students in 10th, 11th and 12th grades
General offices	1 space per 300 square feet
Financial services	1 space per 300 square feet
Medical offices	1 space per 150 square feet
<i>Commercial Use Types:</i>	
Agricultural sales and service	See Schedule A
Automotive and equipment services: Service center Auto rentals Auto sales Equipment rental and sales Auto repair services Equipment repair services Vehicle storage Body and fender repair	3 times number of service bays See Schedule A See Schedule A See Schedule A 4 spaces per repair stall See Schedule A No requirement 4 spaces per repair stall
Automotive disassembly, parts recycling, and materials recovery operations	1 space per 500 gross square feet of floor area
Building maintenance services	1 space per 500 square feet
Business support services	1 space per 500 square feet

Campground	1 space per camping unit
Cocktail lounge	1 space per 150 square feet
Commercial recreation: Indoor sports and recreation: Bowling alley Tennis or racquetball court Other uses Outdoor sports and recreation: Golf courses Swimming pools Tennis or other court games Miniature golf Other uses Indoor entertainment: Theaters Other uses Outdoor entertainment: Spectator uses Other uses	4 space per alley 2 spaces per court See Schedule B 50 spaces per 9 holes 1 space per 100 square feet of water surface 2 spaces per court 1.5 spaces per hole See Schedule B 1 space per 2.5 seats 1 space per 4 persons capacity Smaller of 1 space per 4 seats or 50 square feet of seating area 1 space per 400 square feet of site area
Communications services	1 space per 500 square feet
Construction sales and service	See Schedule A
Convenience sales and service	1 space per 100 square feet of gross floor area
Consumer repair services	1 space per 300 square feet
Convenience storage	1 space per 10 storage units, plus 1 space per 300 square feet of office
Exterminating services	1 space per 800 square feet
Food sales (limited)	1 space per 300 square feet
Food sales (general)	1 space per 200 square feet
Food sales (convenience)	1 space per 200 square feet
Funeral services	1 space per 4 persons capacity in largest place of public assembly
General retail services or multitenant retail centers with greater than 10,000 square feet of gross retail floor area	1 space per 250 square feet
Hotel and motel	1 space per unit
Kennels	1 space per employee, plus 1 space per 1,000 square feet

Laundry services	1 space per 300 square feet
Liquor sales	1 space per 200 square feet
Pawnshop services	1 space per 300 square feet
Personal improvement services	1 space per 500 square feet
Pet services	1 space per 300 square feet
Research services	1 space per 500 square feet
Restaurant (drive-in)	The greater of 1 space per 40 square feet of customer service or dining area or 1 space per 150 square feet of gross building area
Restaurant (limited)	1 space per 4 persons capacity in dining area
Restaurant (general)	1 space per 4 persons capacity in dining area
Stables	1 space per employee
Surplus sales	See Schedule A
Veterinary services	1 space per 500 square feet
<i>Transportation Uses Types:</i>	
Aviation facilities	See Schedule B
Railroad facilities	See Schedule B
Dock facilities	See Schedule B
Transportation terminal	See Schedule B
Truck terminal	See Schedule B
<i>Industrial Use Types:</i>	
Construction yards	See Schedule A
Custom manufacturing	See Schedule A
Light industry	See Schedule A
General industry	See Schedule A
Heavy industry	See Schedule A
Resource extraction	1 space per employee on largest shift
Scrap and salvage services	See Schedule A
Stockyards	1 space per employee on largest shift
Meat packing and related industries	1 space per employee on largest shift
Warehousing and Distribution (limited)	See Schedule A

Warehousing and Distribution (general)	See Schedule A
<i>Miscellaneous Uses:</i>	
Landfills	See Schedule B

Schedule A:

This schedule sets forth minimum off-street parking requirements for uses with elements having different functions or operating characteristics.

<i>Function of Element</i>	<i>Requirement</i>
Office or administrative activity	1 space per 300 square feet
Indoor sales display or service area	1 space per 500 square feet
Outdoor sales, display or service area	1 space per 2,000 square feet
Equipment servicing, or manufacturing	1 space per 1,000 square feet
Indoor or outdoor storage, or warehousing	1 space per 5,000 square feet

Schedule B:

Specific requirements shall be determined by the Zoning Administrator. Requirements shall be based on requirements for similar uses, location of proposed use, expected demand and traffic generated by the proposed use, and appropriate traffic engineering and planning criteria and information. Determination of requirements may be appealed to the zoning board of appeals.

Schedule C:

Retirement centers are a multifamily residential use with common areas and support services, for exclusive occupancy by households of which at least one (1) person is sixty-two (62) years of age or older. Such facilities exclude multifamily residential occupied by elderly families under specific long-term contract with an agency of federal, state or local government. Retirement centers require one (1) off-street parking space per four (4) dwelling units. Also, additional parking area must be available on the site to permit future conversion to standard multifamily residential use which complies with Sections 11.03 and 11.04. Any change in use shall require a site plan and shall meet parking requirements.

11.04 Parking Facility Location

11.04.010 Residential Parking

Off-street parking for single-family, duplex, two-family residential uses and mobile home subdivisions shall be located on the same lot or site as the use generating the requirement. Off-street parking for other residential uses may be located on the same lot or site as the use generating the requirement of on an adjacent lot or site in the same or more intensive zoning district.

- A. Off-street parking areas for multifamily or group residential uses shall not be located within a required front or street side yard.
- B. Parking areas for multifamily or group residential uses shall be at least six (6) feet from any main building.

11.04.020 Nonresidential Parking

Off-street parking for nonresidential uses shall be on the same lot or site as the use generating the requirement to within three hundred (300) feet of that use if zoned for such parking, measured from the nearest property line to the nearest point of the off-street parking facility. Off-street parking for nonresidential uses in residential zoning districts shall not be located within a required front or street side yard.

11.04.030 Truck Parking in Residential Zoning Districts

Commercial delivery and other large trucks, including tractor trailers, are not permitted in residential neighborhoods, including but not limited to R40, R20, R15, R10, and R6 zoning districts. This includes the tractor and the trailer, whether separate or joined together. No truck having a Gross Vehicle Weight, GVW, of more than 10,000 pounds shall be parked on a lot or on a street fronting the lot, except for the occasional delivery of personal items intended for use in the residence. This would include furniture, appliances, parcels, mail, or home services such as plumbing repair, carpet cleaning, upholstery repair, or similar activities. Delivery by trucks must be made between the hours of 7:00 A.M. and 9:00 P.M. Service trucks which are owner-operated and which are used solely for the purpose of providing building repair or maintenance are not subject to the provisions of this section.

11.05 Adjustment for Mixed Use Developments

11.05.010 Purpose

Different uses with a mixed use development may have complementary parking demands. This can result in a parking requirement that is less than the sum of required parking for each use considered separately. This provision is designed to prevent excessive requirements for off-street parking in mixed uses developments.

11.05.020 The Planning Commission may authorize an adjustment in the total parking requirement of separate uses located on the same site or for separate uses located on adjoining sites and served by a common parking facility.

11.05.030 An application for such an adjustment must include a site plan showing location of parking and extent of various uses; the requested reduction in the parking requirement; and a transportation engineering report addressing the criteria established in Section 11.05.050.

11.05.040 All parking spaces subject to the mixed use adjustment must be located in a common, contiguous facility, nearby equally accessible and usable to all uses which it serves.

11.05.050 The Planning Commission shall consider at least the following criteria in determining approval of a mixed-use adjustment:

- A. The characteristics and time of operation of each use, and differences in project peak parking demand.
- B. Potential reduction in total expected vehicle movements afforded by multiple uses of the parking facilities.
- C. Functional design of the development and its parking facilities.
- D. Recommendations of the City Planner.

11.05.060 The Planning Commission may require such guarantees which it considers necessary to assure the continued availability, maintenance and operation of the parking facility.

11.06 Compact Parking

11.06.010 Each parking facility may provide a maximum of thirty (30) percent of its space for compact cars.

11.06.020 Dimensions for compact spaces are set forth in Section 11.09.

11.06.030 Compact spaces shall be located in groups of five (5) or more contiguous spaces, be appropriately identified by markings, and be located in a manner affording the same convenience as standards stalls.

11.07 Handicapped Parking

11.07.010 Off-street parking facilities shall provide parking spaces specifically designed, located, signed and reserved for vehicles licensed for use by the handicapped, according to Table 11-02.

TABLE 11-02
HANDICAPPED PARKING REQUIREMENTS

Total Parking Spaces	Accessible Parking Spaces
up to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1,000	2% of total
over 1,000	20 plus 1 for each 100 over 1,000

11.07.020 Design criteria and dimensions for handicapped spaces are set forth in Section 11.09.

11.07.030 Off-street parking facilities for single-family, duplex, two-family and townhouse residential uses located on the same lot or site shall be exempt from handicapped parking requirements.

11.08 Bonus Provisions

11.08.010 Bicycle Parking Bonus

A. A use may substitute bicycle parking for a maximum of five (5) percent of its minimum off-street parking requirement.

- B. For the purpose of calculating a permitted substitution, one (1) completely enclosed and secure bicycle locker is the equivalent of one (1) parking space; five (5) spaces in a bicycle rack is the equivalent of one (1) parking space.
- C. Bicycle parking facilities shall be anchored to prevent easy removal.
- D. The location of bicycle parking facilities shall be at least as convenient to the main entrance of the primary use as the most convenient automobile parking.

11.08.020 Public Transportation Access Bonus

- A. The City Planner may authorize reductions of the off-street parking requirement of a use requiring one hundred (100) or more parking stalls for providing access to public transportation.
- B. The off-street parking requirement for such a use may be reduced by five (5) percent if the building having such use is within three hundred (300) feet of a transit stop as designated by the Metropolitan Transit Authority or similar regional transit authority.
- C. The off-street parking requirement for such a use may be reduced by an additional five (5) percent if the use includes one (1) or more of the following improvements:
 - 1. Provision of a bus shelter of a design approved by Metro Transit Authority at the bus stop, together with a designated pedestrian route connecting the bus stop to the building.
 - 2. Provision of a waiting area within the building with ready visual access to the bus stop, together with a designated pedestrian route connecting the bus stop to the building.
 - 3. Provision of a waiting area within the building or a bus shelter within the site together with a designated routing area through the site accepted by Metro Transit Authority.

11.09 Off-Street Parking Design Standards

11.09.010 Standards:

This section establishes minimum standards for the design, construction and maintenance of off-street parking areas.

11.09.020 Dimensions:

- A. Standard parking stalls must comply with minimum dimensions specified in Table 11-03 and Figure 11-01. The standard-size parking stall shall be at least nine (9) feet

wide and twenty (20) feet long. Handicapped stalls shall be thirteen (13) by twenty (20) feet.

TABLE 11-03
STANDARD PARKING LAYOUT DIMENSIONS

Parking Pattern or Angle	Curb Length per Car (B)	Parking Space Depth (A)	Drive Aisle Width (C)
0	21 ft	8 ft	12 ft
45	13 ft	19 ft	13 ft
60	10.5 ft	20 ft	16 ft
75	9.3 ft	20 ft	22 ft
90	9.0 ft	20 ft	24 ft

B. Compact parking stalls as permitted by Section 11.06 shall be eight (8) feet in width and sixteen (16) feet in depth. These stalls shall comply with minimum dimensions specified in Table 11-04 and Figure 11-02.

TABLE 11-04
COMPACT PARKING LAYOUT DIMENSIONS

Parking Pattern or Angle	Curb Length per Car (B)	Parking Space Depth (A)	Drive Aisle Width (C)
0	19 ft	8 ft	11 ft
45	12 ft	17 ft	11 ft
60	10 ft	18 ft	14 ft
75	9 ft	18 ft	18 ft
90	8 ft	16 ft	20 ft

11.09.025 Surfacing

All off-street parking areas containing five spaces or more shall be surfaced with asphalt, concrete, or other hard-surfaced dustless material and so constructed to provide for adequate drainage for both on and off-site drainage and to prevent the release of dust. In no case shall drainage be allowed to cross sidewalks.

11.09.030 Vehicle Overhang:

Where parking stalls lie adjacent to landscaped areas, the paved depth of the stalls may be decreased by two (2) feet to provide for a vehicular overhang area. The vehicular overhang area may not encroach into a required landscaped area or public sidewalk.

11.09.040 Landscaping and Screening Requirements:

Interior and perimeter landscaping shall be provided for all parking facilities, to buffer the facility from surrounding properties and rights-of-way; reduce the environmental effects of large, hard-surfaced areas; and improve the retention and absorption of storm water runoff. The landscape and screening requirements are set forth in Section 13.05 or in the design standards of the respective district. The most stringent landscaping standards shall apply.

11.09.050 Entrances and Exits:

Adequate access to each parking facility must be provided by means of clearly defined and limited driveways in conformance with design standards established in this section and Article 13.00. Entrances and exits should be located so as to direct nonresidential traffic away from residential areas.

11.09.060 Lighting:

- A. Lighting used to illuminate any parking area shall be shielded or otherwise designed to direct light away from adjacent residential districts.
- B. The ambient level of lighting used by a parking facility shall not exceed three (3) foot candles, measured at any point along the boundary of the adjoining residential district at a height of six (6) feet above grade.

11.09.070 Safety Features:

- A. Parking facilities shall use curbs, protective bumpers, wheel stops or other devices to prevent encroachment on public rights-of-way or adjoining private property and to protect landscaping.
- B. Parking facility design shall provide visibility of and between pedestrians and vehicles when circulating within or entering or leaving the facility.
- C. Vehicular circulation patterns shall be designed in accord with the accepted principles of traffic engineering and safety.
- D. Parking facility design, lighting, landscaping and other features shall provide ready visibility into the facility from adjacent public sidewalks and shall not create blind or hidden areas.

- E. Additional design standards for traffic access and control in proposed parking area are contained in Section 13.06.

11.09.080 Maintenance:

All parking facilities shall be maintained to assure the continued usefulness and compatibility of the facility. Acceptable maintenance includes keeping the facility free of refuse, debris and litter; maintaining paving surfaces in sound condition; and providing proper care of landscaped areas.

11.09.090 Adjustments:

For uses subject to conditional or special permit approval, the planning commission may adjust the minimum requirements of this section in order to provide design, usability, attractiveness or protection to adjoining uses in a manner equal to or greater than the specific requirements of this section.

11.09.091 Truck Parking in Residential Zoning Districts

Commercial delivery and other large trucks, including tractor trailers, are not permitted in residential neighborhoods, including but not limited to R40, R20, R15, R10, R8, and R6 zoning districts. This includes the tractor and the trailer, whether separate or joined together. No truck having a Gross Vehicle Weight, GVW, of more than 10,000 pounds shall be parked on a lot or on a street fronting the lot, except for the occasional delivery of personal items intended for use in the residence. This would include furniture, appliances, parcels, mail, or home services such as plumbing repair, carpet cleaning, upholstery repair, or similar activities. Delivery by trucks must be made between the hours of 7:00 A.M. and 9:00 P.M. Service trucks which are owner-operated and which are used solely for the purpose of providing building repair or maintenance are not subject to the provisions of this section.

11.10 Off-Street Loading Requirements

11.10.010 Applicability

Any use which involves the receipt or distribution of freight, merchandise, supplies, vehicles or equipment as part of its typical operation shall provide and maintain adequate space for off-street loading and circulation. Loading spaces for each use requiring them shall be provided in accord with the minimum requirements set forth in Table 11-05.

TABLE 11-05
OFF-STREET LOADING REQUIREMENTS

Gross Floor Area of Use (in Square Feet)	Number of Required Loading Spaces
5,000 or less	No requirement
5,001 - 25,000	1
25,001 - 75,000	2
75,001 - 150,000	3
Over 150,000	4

11.10.020 Dimensions and Design Standards:

- A. Each off-street loading space shall be at least ten (10) feet by fifty (50) feet, with a vertical clearance of at least fourteen (14) feet.
- B. Paving surfaces of off-street loading spaces shall be permanent, durable and dustless.
- C. Off-street loading spaces may not be located in any required yard adjacent to a residential district.
- D. Off-street loading spaces are subject to the bufferyards and screening requirements Sections 13.04 and 13.05.
- E. Circulation area and access to loading spaces must allow maneuvering into or out of the space to occur outside of any public street.

ARTICLE 11.00 AMENDMENTS

Section	Ordinance #	Date
11.02.010.C	09810-061	10/20/98
11.09.025	09909-054	10/19/99